

049.A

0002

0001.B

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

372,400 / 372,400

USE VALUE:

372,400 / 372,400

ASSESSED:

372,400 / 372,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MYSTIC ST, ARLINGTON

OWNERSHIP

Owner 1:	TOPLYN BLOOM JOANNE	Unit #:	1B
Owner 2:	TOPLYN MICHAEL R		
Owner 3:			

Street 1: 47 MYSTIC STREET #1B

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	KIERSTEAD MARILYN J -
Owner 2:	-

Street 1: 47 MYSTIC STREET #1B

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 996 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6038																

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										126330
										GIS Ref
										GIS Ref
										Insp Date
										10/27/17

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			641-0827, Building Number 1.													
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 4	- Flat			OTHER FEATURES																	
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average																
Color: BRICK				A Kits: 1	Rating:																
View / Desir: N	- NONE			Fpl: 0	Rating: Average																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: C	- Average			CONDOS INFORMATION																	
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front																
Alt LUC:	Alt %:			Total Units: 1																	
Jurisdct:	Fact: .			Floor: 1	- 1st Floor																
Const Mod:				% Own: 1.789999962																	
Lump Sum Adj:				Name: 23 - 6038																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV	- Average			28. %					No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:				%					1	4	2	0					
Sec Int Wall: 1	%			Economic:				%													
Partition: T	- Typical			Special:				%													
Prim Floors: 4	- Carpet			Override:				%													
Sec Floors: 1	%			Total: 28.8				%													
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.: 1.10240960																	
Electric: 3	- Typical			Const Adj.: 1.00909925																	
Insulation: 2	- Typical			Adj \$ / SQ: 355.981																	
Int vs Ext: S				Other Features: 32849																	
Heat Fuel: 3	- Electric			Grade Factor: 1.00																	
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.35000002																	
# Heat Sys:				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 522998																	
% Com Wall:	% Sprinkled:			Depreciation: 150623																	
				Depreciated Total: 372374																	
MOBILE HOME				Make:				Model:				Serial #:				Year:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 049.A-0002-0001.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:				Total:												